

122.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,196,700 / 1,196,700

USE VALUE: 1,196,700 / 1,196,700

ASSESSED: 1,196,700 / 1,196,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROSENTHAL DAVID	
Owner 2: ROSENTHAL-OEY KIM	
Owner 3:	

Street 1: 7 KENSINGTON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HOWARD JOHN B -

Owner 2: PRADO SHARON S -

Street 1: 7 KENSINGTON PARK

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,714 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2666 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6714		Sq. Ft.	Site		0	90.	0.93	10									559,279						559,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6714.000		637,400				559,300		1,196,700						78551	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					08/29/17	

USER DEFINED

Prior Id # 1:	78551
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:57:40
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWARD JOHN B	43718-531		9/15/2004		819,000	No	No		
HOWARD JOHN B	31181-354		3/20/2000		540,000	No	No		
	21589-514		12/1/1991		50,000	No	No	Y	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/15/1999	422	New Buil	155,000					32X38 NEW HOUSE	8/29/2017	Meas/Inspect	HS	Hanne S
									11/19/2008	Meas/Inspect	345	PATRIOT
									1/10/2005	MLS	MM	Mary M
									6/24/2000	MLS	MM	Mary M
									11/17/1999	Mailer Sent		
									10/29/1999	Measured	263	PATRIOT
									5/17/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

